

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Contractors Leasing LLC/
Larry R. Gutierrez
2906 Broadway Blvd. NE
Albuquerque, NM 87107

Project# PR-2021-005459
Application#
SI-2021-01248 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of: **LOT 1A BLOCK 2
SUNPORT PARK REPL OF LOTS 1, 2 & 3
BLOCK 2 and LOT 2-A-1 BLK 2 PLAT OF LOTS
2-A-1, 2-A-2 & 2-A-3 BLOCK 2, SUNPORT
PARK**, zoned NR-BP, located at **2900
TRANSPORT between FLIGHTWAY AVE and
WOODWARD ROAD** containing
approximately 10.7 acre(s). (M-15)

On October 20, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. This is a request to construct a multi-family residential development consisting of seven multi-story multi-family residential buildings with a total of 256 dwelling units, four garage buildings, a 3,300 square foot leasing office, and one clubhouse building on the site. On-site amenities will include an outdoor pool, basketball court, dog park, two playgrounds, and underground parking for the northernmost multi-family residential building. The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G(1)(e)1. of the IDO the proposed development features more than 50 new multi-family residential dwelling units.

1. Pursuant to 6-6(I)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:

- a. 6-6(l)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The dimensions, parking, landscaping/screening, and façade design meet/exceed the IDO requirements. The proposed development is set back in accordance with the requirements of the NR-BP zone district. The 54-foot maximum height of the proposed facility is less than the 65-foot maximum permitted building height. The Site Plan includes 186,399 square feet of landscaping where 54,730 square feet is required. The Site Plan includes 403 parking spaces where 395 parking spaces are required, including 41 EV charging spaces where 8 are required. All exterior doors having weather protection, the placement of shade awnings on upper floors, the 2-inch recessing of windows, and the varying in massing and material for the balconies are in accordance with the Façade Design Requirements.

- b. 6-6(l)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. A traffic impact study (TIS) was not required for this project.

- c. 6-6(l)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The only approved Master Development Plan for the site is a Master Drainage Report, which the Grading Plan follows per the Conceptual Grading and Drainage Plan provided.

2. On January 23, 2018 a Certificate of Zoning from IP to SU-1 for IP Permissive Uses and Multi-Family Residential Development was issued, permitting the proposed multi-family residential use on the site.
3. The applicant provided notice as required by 6-1-1 of the IDO.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (10/20/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation for the adjustment of the clear site triangle off of Woodward Road SE.
3. Final sign off is delegated to Planning for Final Plat approval.

4. The applicant will obtain final sign off from Transportation and Planning by February 16, 2021 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 4, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Jolene Wolfley
DRB Chair

JW/jr

Tierra West, LLC, 5571 Midway Place NE, Albuquerque, NM 87109